131.0	0002	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,089,400 / 1,089,400
					USE VALUE:	1,089,400 / 1,089,400
					ASSESSED:	1,089,400 / 1,089,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IRVINE DARRELL J
Owner 2:	IRVINE JENNIFER ANN
Owner 3:	
Street 1:	17 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAJIAN DAVID -
Owner 2:	GREENWALD MARY E -
Street 1:	17 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 13,532 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Stucco Exterior and 2213 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13532.000	345,500	500	743,400	1,089,400
Total Card	0.311	345,500	500	743,400	1,089,400
Total Parcel	0.311	345,500	500	743,400	1,089,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.27 | /Parcel: 492.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84349

GIS Ref

GIS Ref

Insp Date 04/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 131.0-0002-0005.A

!10243!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,800	500	13,532.	743,400	1,089,700	1,089,700	Year End Roll	12/18/2019
2019	101	FV	273,200	500	13,532.	784,700	1,058,400	1,058,400	Year End Roll	1/3/2019
2018	101	FV	273,200	500	13,532.	578,200	851,900	851,900	Year End Roll	12/20/2017
2017	101	FV	273,200	500	13,532.	553,400	827,100	827,100	Year End Roll	1/3/2017
2016	101	FV	273,200	500	13,532.	512,100	785,800	785,800	Year End	1/4/2016
2015	101	FV	256,800	500	13,532.	429,500	686,800	686,800	Year End Roll	12/11/2014
2014	101	FV	256,800	500	13,532.	419,600	676,900	676,900	Year End Roll	12/16/2013
2013	101	FV	256,800	500	13,532.	399,800	657,100	657,100		12/13/2012

PRINT

Date	Time
12/11/20	00:34:22

LAST REV

Date	Time
05/15/18	11:08:31

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10243

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAJIAN DAVID,	54623-165		4/30/2010		630,000	No	No		
NAHAT MITRI	27440-19		6/30/1997		325,000	No	No		Y

USER DEFINED

Prior Id # 1:	84349
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2016	851	New Wind	6,580					
8/3/2000	637	Alterati	3,500	C				EXTEND DECK REAR O
9/30/1992	487	Manual	1,400					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	MEAS&NOTICE	KB	Kevin B
4/6/2009	Inspected	189	PATRIOT
2/12/2009	Measured	163	PATRIOT
4/8/2000	Inspected	264	PATRIOT
11/4/1999	Measured	243	PATRIOT
8/15/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13532		Sq. Ft.	Site		0	90.	0.61	10									743,370						743,400	

Total AC/HA: 0.31065 | Total SF/SM: 13532 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 743,370 | Spl Credit | Total: 743,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.05808389
Const Adj.:	0.97990203
Adj $ / SQ:	108.866
Other Features:	99500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424504
Depreciation:	78958
Depreciated Total:	345546

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

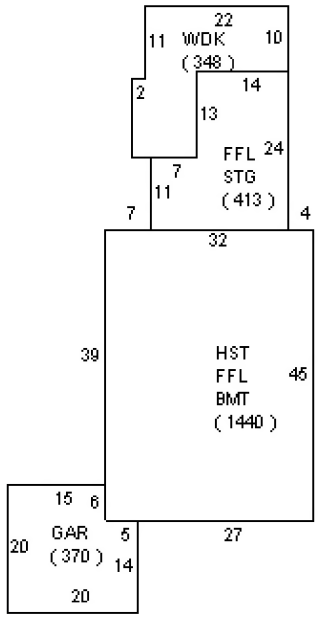
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	108.87
Special Features:	0	Val/Su Net:	67.17
Final Total:	345500	Val/Su SzAd	134.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,853	108.870	201,729
BMT	Basement	1,440	32.660	47,030
HST	Half Story	720	87.090	62,707
STG	Storage	413	6.350	2,624
GAR	Garage	370	21.320	7,888
WDK	Deck	348	8.700	3,026

Net Sketched Area:	5,144			Total:	325,004
Size Ad	2573	Gross Are	5864	FinArea	2213

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X13	G	FR	1950	5.59	T	51	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500